

## ABSTRACT

A remotely monitored and controlled building automation system is disclosed providing efficient offsite use of BAS personnel to monitor and control such systems while utilizing relatively inexpensive alarm monitoring services to advice of system emergencies. In a first preferred embodiment, the building automation system transmits a simplified BAS/energy alarm (including only building identity information) via a specially adapted and configured local security panel to an offsite monitoring center. Thereafter, the alarm is re-transmitted to a BAS web server and on to a BAS website. The BAS website provides notification of the energy alarm to trained BAS technicians located at a remote dealer and enables such personnel, via the website to maintain two-way communication with the building automation system from which the alarm originated. Such personnel are thereby enabled to fully analyze and properly respond to the circumstances which resulted in the alarm. In a second preferred embodiment, the building automation system transmits the simplified BAS alarm directly to a security monitoring center. A BAS controller is disclosed, especially configured and adapted to generate an "energy alarm" upon reception of sensor data indicating the existence of conditions beyond programmed parameters and to provide two way communication of detailed BAS data between the controller and an offsite location. In addition, an especially configured and adapted security panel is disclosed, including a specially coded sensor position, whereby reception of a simplified BAS alarm by the security panel is recognized and re-transmitted to a monitoring center as an energy alarm.